

Topic Group

How do we make this a desirable place to live?

October 4, 2000

The group achieved consensus on all of the points discussed. The group discussed neighborhoods and what makes quality neighborhoods. Zoning was emphasized as an important tool to create and maintain quality neighborhoods. Citizens emphasized that exceptions to zoning should be kept to a minimum. Many participants felt that getting community input and support should be required for zoning changes and as part of the development process. Notes from the discussion follow.

Attendees:

Bruce Lindoff, UCAN/Parker Estates
Mark Mead, JD White Company
Peg Wills, Owls
Mike Haggerty, C-TRAN
Dennis Johnson, Concerned Citizen
John Idsinga, City of Battle Ground
Jack Bremer, Concerned Citizen of Hockinson
Rita Dietrich, Concerned Citizen
Dick Deleissegues, Fire District 3
Steve Wrightson, Fire District 3
Donovan Mattern, Fire District 3
Scott Sorenson, Fire District 3
Roy G. Beckoff, Fire District 3
Dave Campbell, Fire District 3

ZONING

Why was zoning a major issue at CitizenSpeak I?

- If we can decide what makes a neighborhood desirable, then we need zoning to make it happen.
- Zoning needs to be established and set so it can't be manipulated. It needs to be clear and specific. Should be very difficult to change. And have all info on the maps, so people understand possibilities for change.

Issues about setting zoning

- Should be able to know that the farm next door will continue to be a farm.
- If the whole County was zoned, people could anticipate future changes to their neighborhoods.

WHAT IS A QUALITY NEIGHBORHOOD?

- A small subdivision, does not equal a neighborhood.
- Needs to have a relationship to the neighborhood around it or it needs to be developed with neighborhood services.
- Provide continuity—connectivity to roads, design, etc—with neighboring developments.

HOW DO YOU DEFINE “NEIGHBORHOOD?”

- A complete development? (Parker estates)
- A community (Camas)
- Homes with access to commercial, ...
- Useable open space
- Community gathering place (school)
- Walk to school
- Street plantings
- Keep option to drive
- Need choices for transportation
- Foster recognizable community identity

TOOLS TO ACHIEVE QUALITY NEIGHBORHOODS

- Design standards
- Can we determine site design (location of buildings), so as to ensure connection to community?
- Can we determine design style so as not to be “Anywhere USA?”
- Use incentives (remember need for funding)
- Zoning changes that allow more home businesses (qualify)
- Pre-planning should be a tool.
- Participation in political process
- Infrastructure planning

PAYING FOR GROWTH

- Need a new way to fund vital services. State, County, and local issue
- Traditionally, certain funding sources are pigeon-holed, but should instead look at highest priorities (Fire!)
- Impact fees need to accurately and sufficiently reflect impact of growth
- Should consider rural impact fees for public safety facilities
- Reserve a portion funds for growth

OTHER ISSUES

- Need a long term vision for each community
- Glen Jackson Bridge drove all the development in East County
- Transportation drives growth